22

LIMITED

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/01 13:11 2pgs
Fees:11.00 Taxes:351.50

20010212-0013411

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5TH DAY OF FEBRUARY, 2001

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERENCE E. RIGGANS	QUICKEN LOANS INC.	73-9-187
(NAME)	(NAME)	
1837 WILLOW SPRINGS DRIVE	20555 VICTOR PARKWAY	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	LIVONIA, MI 48152	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ContiMortgage Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERENCE E. RIGGANS AND ALICIA M. RIGGANS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in DAVIDSON County, Tennessee, being Lot No. 372, on the Plan of SECTION THREE, BURCHWOOD GARDENS, of record in Book 2900, page 116, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to CONTI MORTGAGE CORP., legally known as ContiMortgage Corporation, by deed from Robert M. Wilson, Jr., as Successor-Trustee, of record in Instrument No. 200003100024824, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3131, page 464, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 1837 WILLOW SPRINGS DRIVE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. ***CLAIMING THE SAME BY, THROUGH, OR UNDER ME, BUT NOT FURTHER OR OTHERWISE.**

Witness my hand this 30TH day of JANUARY, 2001

ContiMortgage Corporation

By: FAIRBANKS CAPITAL CORP. ATTORNEY-IN-FACT

Frank L. Visocky
Assistant Secretary -
Document Control

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF PA
COUNTY OF MONTGOMERY

Before me, THE UNDERSIGNED a Notary Public within and for the State and County aforesaid, personally appeared FRANK L. VISOCKY and _____, with whom I am personally acquainted and who upon HIS oath(s) acknowledged HIMSELF to be the ASSISTANT SECRETARY-DOCUMENT CONTROL and _____ respectively of the FAIRBANKS CAPITAL CORP. the within named bargainor, and corporation, and that HE as such ASSISTANT SECRETARY-DOCUMENT CONTROL and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said FRANK L. VISOCKY as such ASST. SECRY-DOCUMENT, and attesting the same by the said _____ as such CONTROL.

Witness my hand and official seal at office at HATBORO, PENNSYLVANIA on this the 30TH day of JANUARY, 2001 .

My commission expires _____

Kimberly A. Neiswender
_____
Notary Public

NOTARIAL SEAL
Kimberly A. Neiswender, Notary Public
Hatboro Boro, Montgomery County
My Commission Expires May 17, 2003